

**LEASE**  
**2,500 SF Warehouse  
Space**

**1008 W FARMER ST**

Ozark, MO 65721

**PRESENTED BY:**

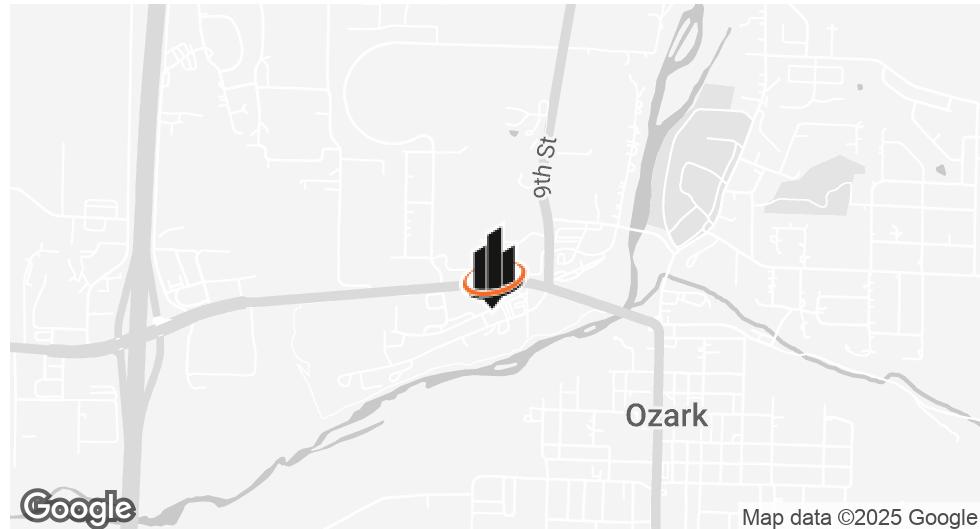
**JACK RANKIN**

O: 417.860.9951

[jack.rankin@svn.com](mailto:jack.rankin@svn.com)



## PROPERTY SUMMARY



Map data ©2025 Google

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.50 SF/yr (NNN)
<b>BUILDING SIZE:</b>	11,250 SF
<b>AVAILABLE SF:</b>	2,500 SF
<b>ZONING:</b>	C-2
<b>MARKET:</b>	Ozark
<b>CROSS STREETS:</b>	West Farmer & N. 10th Street

### PROPERTY OVERVIEW

Thank you for viewing this heated 2,500 SF warehouse space now available for lease at 1008 W Farmer Street in Ozark, Missouri. The space features a 14 ft grade level door, 14-16 ft ceilings and restroom. NNNs are estimated at \$2.61/SF/YR. Please contact the listing agent for additional information or to schedule a private showing. Thank you!

### LOCATION OVERVIEW

Near the intersection of West Jackson Street and 9th street in Ozark. Neighboring businesses include The Ozark Mill, Finely Farms, The Garrison, Pizza Hut, Sonic, Finley River Motors, USPS, Casey's, Ozark Bank, Campbell Ford, Family Pharmacy, Wheeler Gardens and other local and national companies.

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## ADDITIONAL PHOTOS



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## EXTERIOR PHOTOS



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**2,500 SF WAREHOUSE SPACE FOR LEASE** | 1008 W Farmer St Ozark, MO 65721

**SVN | RANKIN COMPANY, LLC**

## RETAILER MAP



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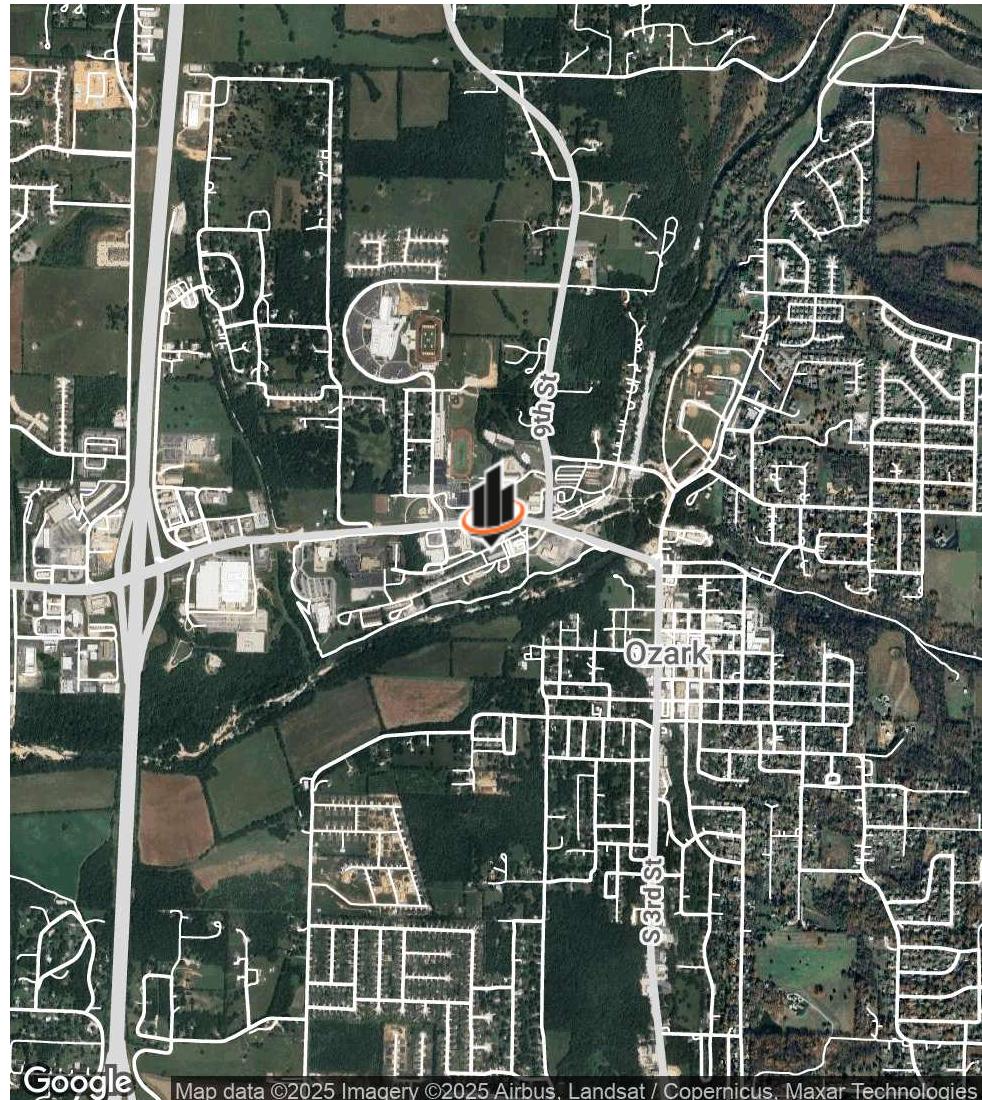
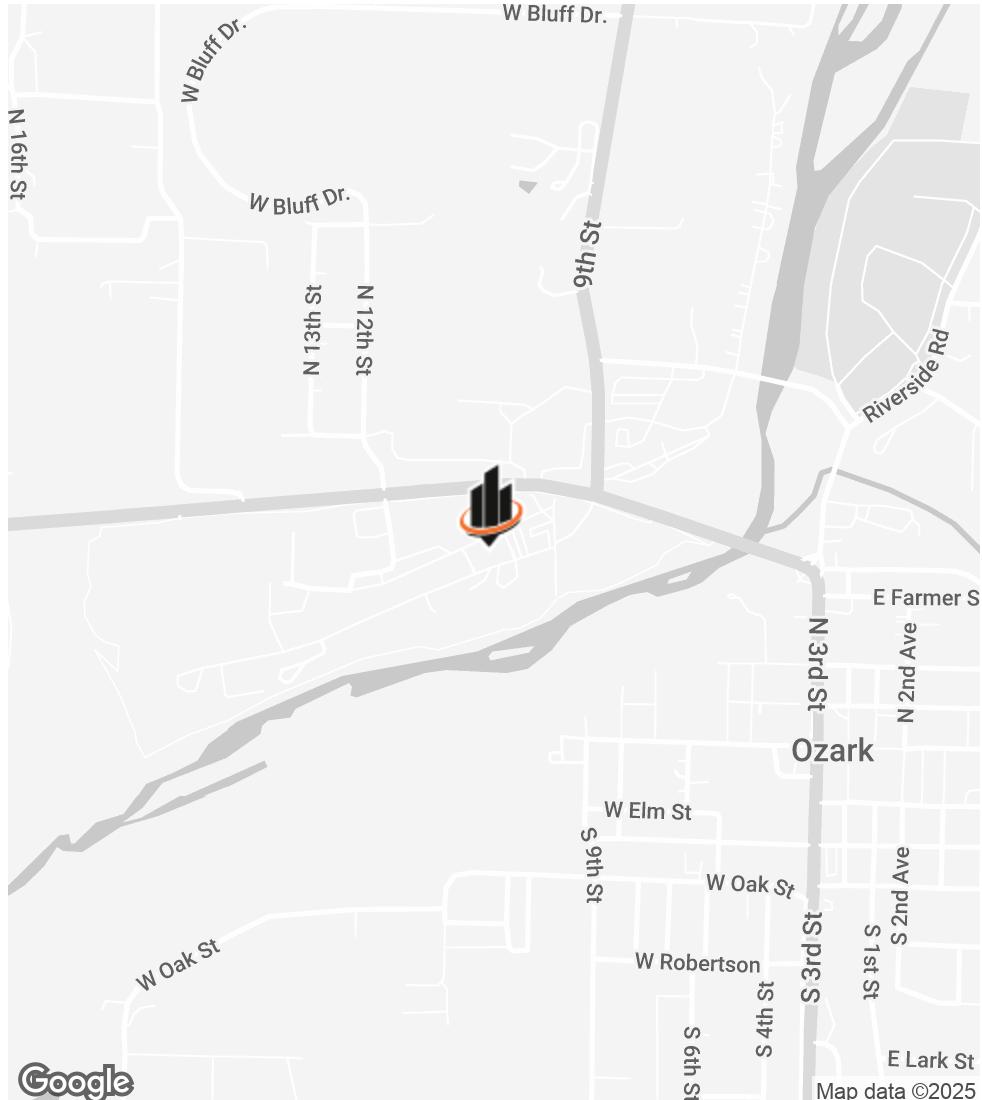
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## LOCATION MAP



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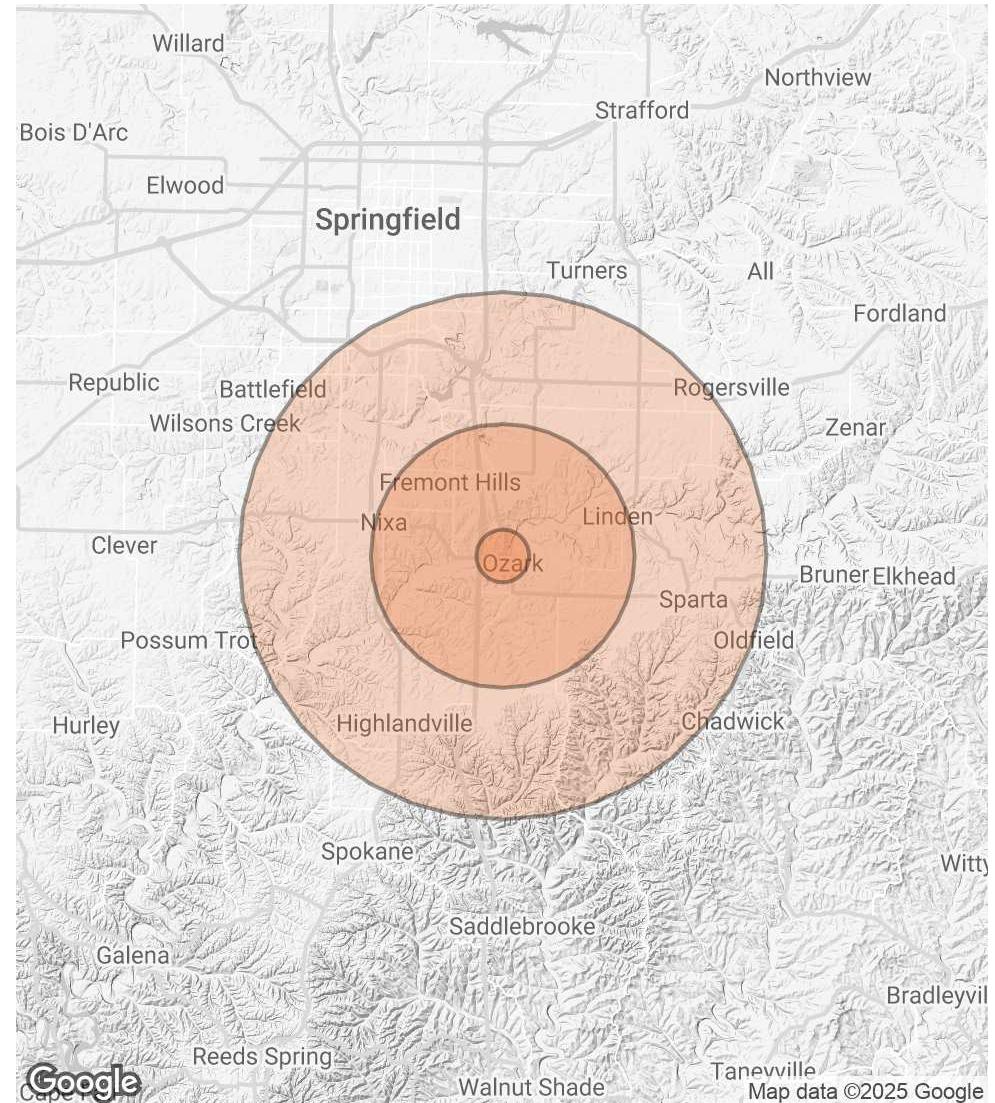
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	4,878	44,308	124,011
<b>AVERAGE AGE</b>	35.4	37.5	41.8
<b>AVERAGE AGE (MALE)</b>	34.0	36.3	40.0
<b>AVERAGE AGE (FEMALE)</b>	37.1	38.5	43.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,649	17,214	53,004
<b># OF PERSONS PER HH</b>	3.0	2.6	2.3
<b>AVERAGE HH INCOME</b>	\$65,309	\$73,967	\$80,516
<b>AVERAGE HOUSE VALUE</b>	\$163,056	\$190,923	\$207,441

2020 American Community Survey (ACS)

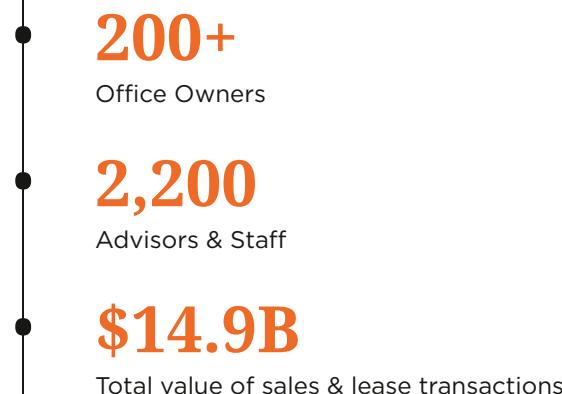
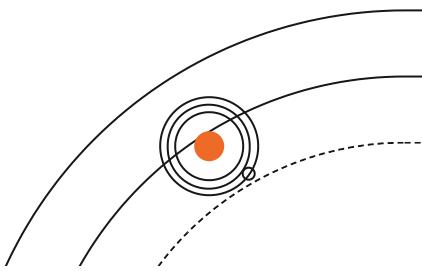
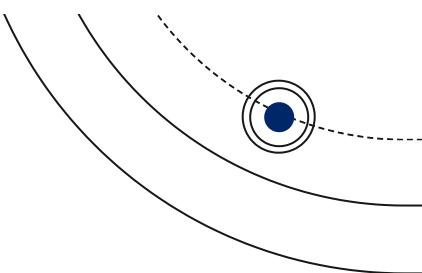


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# SVN® by the numbers



We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

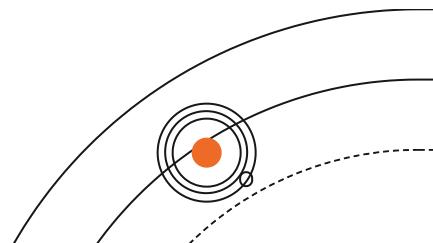
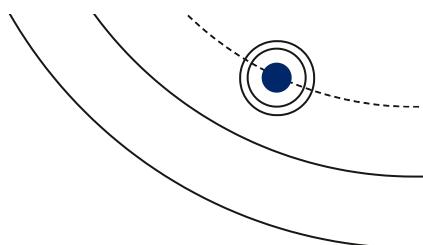
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# The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



## SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhon, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](http://svn.com) to find out more.**

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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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### PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

### EDUCATION

-Graduated from Drury University

### MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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